



City of Waukesha

City Hall,
201 Delafield Street
Waukesha, WI 53188

Meeting Agenda - Final

Plan Commission

Wednesday, January 25, 2023

6:30 PM

Council Chambers, City Hall

I. Call to Order

II. Pledge of Allegiance

III. Roll Call

IV. Public Comment

V. Approval of Minutes

[ID#23-5510](#) Minutes of December 14, 2022

Attachments: [PC Minutes - December 14, 2022](#)
[Sign In Sheet - Dec 14, 2022](#)

VI. Public Hearing

[PC23-0349](#) Conditional Use Permit – Freeland Cars, 1352 Ellis Street – A request for a conditional use permit to operate car sales as part of along with an auto painting and dent repair business at 1352 Ellis Street.

Attachments: [Cover Sheet - Freeland Cars Conditional Use Permit](#)
[CU Application - Freeland Cars](#)
[Project Reviews CU22-00015 - Freeland Cars](#)

Charlie Griffith

[PC22-0345](#) Condition Use Permit - Jilly's Car Wash, 2301 Bluemound Road – A request for a conditional use permit to operate a car wash facility at the southwest corner of Bluemound Road and Parklawn Avenue.

Attachments: [Jilly's Car Wash Conditional Use- Cover Letter](#)
[Conditional Use Permit Application](#)
[Jilly's Car Wash, CUP- Project Reviews](#)

Robin Grams

VII. Action on Public Hearing

[PC23-0349](#) Conditional Use Permit – Freeland Cars, 1352 Ellis Street – A request for a conditional use permit to operate car sales as part of along with an auto painting and dent repair business at 1352 Ellis Street.

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[Jilly's Car Wash, CUP- Project Reviews](#)

Robin Grams

VIII. Business Items

[PC22-0344](#) Rezoning Petition - 2301 Bluemound Road, Jilly's Car Wash. A request to rezone 1.2757 acres of land at 2301 Bluemound Road from MM-1 Mixed Manufacturing District to B-5 Community Business District

Attachments: [Jilly's Car Wash Rezoning- Cover Letter](#)
[Jilly's Rezoning- Project Reviews](#)
[Jilly's Waukesha North - Rezone Narrative](#)
[Petition for Amending The City of Waukesha's Zoning Ordinance. signed](#)

Robin Grams

[PC22-0343](#) Certified Survey Map - 2301 Bluemound Road, Jilly's Car Wash – Proposed 1-Lot CSM combining two existing parcels into a 1.2767 acre lot for a planned car wash facility.

Attachments: [Jilly's Car Wash CSM- Cover Letter](#)
[22-11933 Jillys Waukesha North Boundary](#)
[22-11993 CSM 2023-01-10](#)
[Jilly's CSM- Project Reviews](#)
[Jilly's Waukesha North - CSM Resubmittal Response Letter](#)

Robin Grams

[PC23-0353](#) Final Site Plan and Architectural Review - 2301 Bluemound Road - Jilly's Car Wash - A request to approve plans for a new automatic car wash facility at the southeast corner of Bluemound Road and Park Lawn Drive.

Attachments: [Jilly's Car Wash Final SPAR- Cover Letter](#)
[22-11993 SWMP 2023-01-10](#)
[Attachment B - Engineering Plan Checklist](#)
[Attachment C - Site Grading and Drainage Plan Checklist](#)
[Attachment D - Stormwater Management Plan](#)
[Jilly's- Preliminary SPAR Project Reviews](#)
[JILLYS WAUKESHA - PC RESUBMITTAL - COMBINED - 2023-01-10](#)
[Jilly's Waukesha North - Narrative](#)
[Jilly's Waukesha North - Response Letter \(combined\)](#)

Robin Grams

[PC22-0346](#) Final Site Plan and Architectural Review - 735 Pleasant Street, LaCasa de Esperanza - Request to approve final plans for site and building improvements at 735 Pleasant Street to accommodate offices for the La Casa Weatherization Program.

Attachments: [Cover Sheet - Final SPAR - 735 Pleasant Street- LaCasa](#)
[735 Pleasant St LaCasa de Esperanza drawings](#)
[Department Comments - Final SPAR 735 Pleasant Street](#)
[lacasa south properties](#)
[La Casa de Esperanza - 735 Pleasant Avenue](#)

Doug Koehler

[PC23-0347](#) Minor Site Plan and Architectural Review - 804-806 Clinton Street - Minor Site Plan & Architectural Review - 804-806 Clinton Street, Arpanitas Cafe – Request to approve plans to renovate the first-floor commercial space and a small 118 sq. ft. addition to accommodate a new basement access and ADA compliant entrance for a new café.

Attachments: [Cover Sheet - Arpanitas Minor Spar](#)
[Arpanita's Plan Set - Initial Submission](#)
[Arpanitas Updated Plan Set 1-18-23](#)
[Project Reviews SPAR22-00063 - 804-806 Clinton St.](#)

Charlie Griffith

[PC23-0348](#) Minor Site Plan and Architectural Review - 1410 Ellis Street - Request to approve plans for a 1,850 sq. ft. addition to the rear of the industrial building at 1410 Ellis Street.

Attachments: [Cover Sheet - 1410 Ellis St. Minor SPAR](#)
[1410 Ellis St. Perspectives & Before Photos](#)
[C1.0 Impervious surface area 01_10_23](#)
[LED wall pack fixtures](#)
[Plan Commission Review Set 12_27_22](#)
[Plat of Survey with Topography](#)
[Project Reviews SPAR22-00064 JBR Concrete](#)

Charlie Griffith

[PC22-0316](#) Conditional Use Permit – 300-316 W. Sunset Drive, Tsunami Express Car Wash – A request for a conditional use permit to operate a car wash facility at the northwest corner of W. Sunset Drive and S. Grand Avenue.

Attachments: [Cover Sheet - Conditional Use Permit, Tsunami Express Carwash 1-25-2023](#)
[Tsunami Express - Noise Level Exhibit from Existing Location](#)
[Tsunami Express - Project Reviews - CU22-00011](#)
[Tsunami Express - Project Summary Letter](#)
[Tsunami Express Photos - Existing Location](#)
[Tsunami Express Proposed Site and Building Plans](#)

Charlie Griffith

Legislative History

10/26/22 Plan Commission held
hold until final SPAR.

[PC22-0340](#) Certified Survey Map - 300-316 W Sunset Dr. - Tsunami Express Car Wash - Proposed 1-Lot CSM combining two existing parcels into a 1.085 acre parcel for a planned car wash facility.

Attachments: [Cover Sheet - Certified Survey Map, Tsunami Express Carwash](#)
[2022.0186.01 - red stamp CSM Draft \(1-3-2023\)](#)
[Project Reviews CSM22-00016 Tsunami Express Carwash](#)
[Tsunami Express Carwash Construction Plans](#)
[Waukesha Express Wash Renderings \(1-4-23\) \(1\)](#)

Charlie Griffith

[PC23-0350](#)

Final Site Plan & Architectural Plan Review - 300-316 W. Sunset Dr. -
Tsunami Express Car Wash - A request to approve final plans for an
automatic car wash facility at the northwest corner of W. Sunset Drive and
S. Grand Avenue.

Attachments:

[Cover Sheet - Final SPAR, Tsunami Express Carwash](#)

[22-0495-151 300 & 316 W. Sunset Drive Geotechnical Report](#)

[2022.0186.01 - Project Summary](#)

[AEW Plans Proposed Floor and Roof Plan](#)

[Greenfield Site Noise Level Exhibit](#)

[PEAKCARWASHLANDSCAPEPLAN10523 \(1\)](#)

[Project Reviews SPAR22-00056 Tsunami Express Preliminary SPAR](#)

[Project Reviews SPAR22-00058 Tsunami Express Final SPAR](#)

[Road Sign](#)

[Tsunami Express - Storm Water Management Agreement \(01-03-23\)](#)

[Tsunami Express Carwash Construction Plans](#)

[Waukesha Express Wash Renderings \(1-4-23\) \(1\)](#)

[Tsunami Express colored Landscape Plan](#)

[Tsunami Express Lighting Photometrics and Lighting Catalogue Sheets](#)

[Tsunami Express Storm Sewer Drainage](#)

[Tsunami Express Storm Water Management Plan](#)

[Vacuum 25HP Sound Data](#)

Charlie Griffith

[PC23-0354](#) Final Site Plan & Architectural Review - 570 Bluemound Road, Accurate Specialties - A request to approve final plans for an approximately 56,000 sq.ft. manufacturing building at 570 Bluemound Road.

Attachments: [Cover Sheet - Final Site Plan and Architectural Review - Accurate Specialties 5](#)
[2022-12-14 SWMP](#)
[2023-01-12 CIVIL & LANDSCAPE SET](#)
[2989.00-WI Color Landscape Plan 1.12.23](#)
[Architect 033-A-100-4554](#)
[Architect 034-A-101-4554](#)
[Architect 037-A-103-4554](#)
[Architect 039-A-201-4554](#)
[Architect 040-A-202-4554](#)
[Architect 041-A-203-4554](#)
[Architect 042-A-204-4554](#)
[Civil 004-C-501-4554](#)
[Civil 001-C-100-4554](#)
[Civil 002-C-100.1-4554](#)
[Civil 003-C-100.2-4554](#)
[Fisher Barton - SITE LTG CALCS, 2022 DEC 13 REV1](#)

Doug Koehler

[PC23-0362](#) Sidewalk Plan – Review a draft of the Sidewalk Plan for the City of Waukesha. This plan is intended to help guide the City, including the Plan Commission, in determining where sidewalk should be required when reviewing development plans through a prioritization of missing sidewalk throughout the City.

Attachments: [Cover Sheet - Sidewalk Plan](#)
[City of Waukesha Sidewalk Plan - Use This Copy](#)

Doug Koehler

IX. Director of Community Development Report

X. Adjournment

"A majority of the Council members may be in attendance"

NOTICE: Any person who has a qualifying disability under the Americans with Disabilities Act that requires that the meeting be accessible or that materials at the meeting be in an accessible format, please contact the Community Development Office 48 hours prior to the meeting at 524-3750, or by the Wisconsin Telecommunications Relay System so that arrangements may be made to accommodate the request.